

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

KEILA CORASPE (MY SECRET PLACE), SP 2014-MV-151 Appl. under Sect(s). 3-503 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 2827 Joseph Makell Ct., Alexandria, 22306, on approx. 6,613 sq. ft. of land zoned R-5 and HC. Mt. Vernon District. Tax Map 102-1 ((34)) 10. Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 18, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is a lessee of the property.
2. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Keila Coraspe (My Secret Place) and is not transferable without further action of the Board, and is for the location indicated on the application, 2827 Joseph Makell Court, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat "House Location Survey," Lot 10, Section 2, Gabriel Plaza as drawn by Edward S. Holland, L.S., dated June 25, 1971, as revised by the applicant on July 17, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of the special permit conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

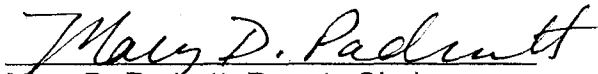
4. The applicant shall continue to operate with the state approved hours of operation, 6:00 a.m. to 6:00 p.m., Monday through Friday. The applicant shall continue to operate with the approved hours of operation (6:00 am to 6:00 pm) until granted a revised license approving the requested hours of operation (5:00 am to 6:00 pm).
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
7. A maximum of two non-resident employees may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday.
8. All pick up and drop off of children shall occur in the driveway.
9. There shall be no signage associated with the home child care facility.
10. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
11. The heights and locations of the two accessory storage structures shall be brought into conformance with Zoning Ordinance regulations within 12 months of Special Permit approval, and shall be demonstrated to the satisfaction of the Department of Planning and Zoning, Zoning Administration Division.
12. The accessory storage structures shall remain locked during the hours of operation of the home child care facility.
13. The applicant shall remove the existing paneling on the carport or apply for a Special Permit to allow the enclosed carport (addition) to remain in its current location and condition within 12 months of Special Permit approval.
14. The napping area will be moved to an area with appropriate emergency egress. Photographic evidence or a re-inspection will be completed before the use is established.
15. All electrical hazards will be abated in accordance with the Virginia Uniform Statewide Building Code, and a re-inspection will be completed before the use is established.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 12 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Theodore seconded the motion, which carried by a vote of 5-0. Mr. Beard and Mr. Smith were absent from the meeting.

A Copy Teste:

A handwritten signature in cursive script, reading "Mary D. Padrutt".

Mary D. Padrutt, Deputy Clerk  
Board of Zoning Appeals